

70-0-7A ✓

62-77

## Know all Men by these Presents,

That INSURED INCOME PROPERTIES 1983 (a Delaware Limited Partnership)

006513

in consideration of one dollar and other valuable consideration

paid by Sherry R. Thacker and Richard L. Thacker

TRANSFER  
TAX  
PAID

and whose mailing address is 40 Hemlock Road, Brunswick, Maine 04611

the receipt whereof it does ~~do~~ hereby acknowledge, <sup>does</sup> ~~xxx~~ hereby  
give, grant, bargain, sell and convey unto the said Sherry R. Thacker and

Richard L. Thacker, their

heirs and assigns forever,

a certain lot or parcel of land legally described on the attached  
Exhibit A.

To have and to hold the aforegranted and bargained premises  
with all the privileges and appurtenances thereof to the said  
Sherry R. Thacker and Richard L. Thacker

6277

their heirs and assigns, to them and their use and behoof forever.

And do COVENANT with the said Grantee, their heirs  
and assigns, that it is lawfully seized in fee of the premises  
that they are free of all encumbrances: EXCEPT those liens and encumbrances  
described on Exhibit B, attached hereto and by their reference incorporated herein.

has  
that it ~~have~~ good right to sell and convey the same to the said  
Grantee to hold as aforesaid; and that it ~~XXXX~~ ~~XXXXXX~~ shall  
and will WARRANT and DEFEND the same to the said Grantees,  
heirs and assigns forever, against the lawful claims and demands  
of all persons.

In Witness Whereof, , the said INSURED INCOME PROPERTIES  
1983 (a Delaware Limited Partnership)

XXXXX

XXXXX

XXXXXXXXXXXX

~~XXXXXXXXXXXXXXXXXXXX~~ as Grantor, and relinquishing and conveying  
all rights by descent and all other rights in the above described  
premises, ~~XXXX~~ <sup>has</sup> hereunto set its hand and seal this  
day of in the year of our Lord one thousand nine  
hundred and eighty-eight.

Signed, Sealed and Delivered  
in presence of

*[Signature]*

INSURED INCOME PROPERTIES 1983  
(a Delaware Limited Partnership)

BY: FRANCHISE FINANCE CORPORATION  
of AMERICA,  
It's Managing Partner

BY: *[Signature]*  
It's VICE PRESIDENT  
P. Andrew Wieland

ARIZONA  
State of ~~Maine~~  
County of MARICOPA

} ss.

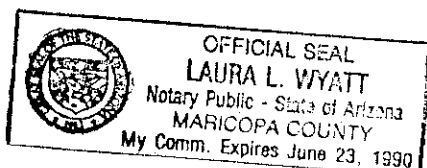
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Personally appeared the above named

P. Andrew Wieland, Vice President and acknowledged the above  
instrument to be a free act and deed.

Before me,



*Laura L. Wyatt*  
Laura L. Wyatt ~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

## SCHEDULE A

A certain lot or parcel of land located on the easterly side of Upper Main Street, Waterville, County of Kennebec, State of Maine, being more particularly described as follows:

Commencing at a point on the easterly line of Upper Main Street twenty (20) feet south of the northwest corner of land conveyed by Analytical Services, Inc. to L & A Tire Company, d/b/a V.I.P., Inc. on April 17, 1984 as recorded in the Kennebec County Registry of Deeds in Book 2675, Page 1; THEN N 86° 45' 47" E a distance of two hundred ninety-three and ninety hundredths (293.90) feet to a point; THEN turning S 3° 14' 13" E a distance of one hundred fifty (150) feet to a point; THEN turning S 86° 45' 47" W a distance of two hundred eighty-five and ninety-five hundredths (285.95) feet to the easterly bound of Upper Main Street, so-called; THEN northerly along the easterly line of Upper Main Street one hundred fifty and twenty-one hundredths (150.21) feet to the point of beginning.

Also conveying any rights conveyed by deed recorded in the Kennebec County Registry of Deeds at Book 2682, Page 125 and subject to any easements granted out.

Being the same premises conveyed to Insured Income Properties, 1983 by warranty deed of R.S.T., Inc. dated September 25, 1984 and recorded in Kennebec County Registry of Deeds at Book 2731, Page 8.

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Exhibit B

1. Subject to the rights of the State of Maine, if any, for highway purposes by virtue of deeds from predecessors in title to the State of Maine recorded in Kennebec County Registry of Deeds in Book 1152, Page 240 and Book 1201, Page 7.
2. Subject to certain sewer easement as established by Guy Gannett Publishing Company, Inc. and Nicholas P. and Marjorie V. Saporita by deed recorded in Kennebec County Registry of Deeds at Book 1540, Page 759 and Book 2682, Page 125.
3. Subject to an outstanding lease between Insured Income Properties, 1983, Lessor, and R.S.T., Inc., Lessee, dated September 27, 1984 and recorded in said Registry at Book 2733, Page 22. The lease expires on September 30, 2004 and contains a provision allowing the Lessee the option to purchase said property during the term of said Lease.
4. Subject to an outstanding financing statement (UCC-1) from R.S.T., Inc. to Insured Income Properties 1983 dated September 24, 1984 and recorded in said Registry at Book 2733, Page 25.
5. 1988 taxes due and not yet payable.

RECEIVED KENNEBEC SS.

1988 APR 19 AM 9:00

ATTEST: *James R. [Signature]*  
REGISTER OF DEEDS